PLAN ID: MIDTOWN COTTAGE - Option 4 Double Porch Twin Apartment

DESCRIPTION:

2 LEVEL 1 BED 1 BATH WITH COVERED PORCH 512 SQ. FT. PER FLOOR

APPLICABLE CODES:

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE



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MIDTOWN COTTAGE Option 4 Double Porch Twin Apartmer

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GA FILE NO. FC 5109 WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when batt insulation is used; 12" o.c. when loose fill insulation is used) with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end ioint. Resilient channels applied at right angles to nominal 2 x 10 wood joists spaced a Approx. Ceiling maximum of 24" o.c. with 11/4" Type S drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or or loose fill insulation applied directly over gypsum Fire Test: board. Wood joists supporting 15/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.

STC and IIC rated with both joists and resilient channels spaced 16" o.c., 31/2" glass fiber Sound Test: insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of C&P, sheet vinyl, and engineered wood laminate.

PROPRIETARY GYPSUM COMPONENTS

- 5/8" SHEETROCK® Brand FIRECODE® C United States Gypsum Company

Core Gypsum Panels - LEVELROCK® Brand Floor Underlayment

UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L569 RAL TL04-97 & 98, 4-22-04;

> 4-26-04; RAL TL04-109, 4-30-04 (73 generic C&P), RAL IN04-010, 4-22-04; (52 cushion sheet vinyl) RAL IN04-011, 4-22-04; (51 engineered wood laminate) RAL IN04-012, 4-26-04; (50 cushion sheet vinyl)

RAL TL04-99, - 100, -101,

RAL IN04-013, 4-26-04; (48 generic sheet vinyl) RAL IN04-014, 4-26-04; (45 cushion sheet vinyl & channels spaced 24" o.c.) RAL IN04-015, 4-30-04

GA FILE NO. FC 5111 **GENERIC** 1 HOUR 50 to 54 STC FIRE SOUND WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 11/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 91/2" deep wood I-joists, with minimum 11/4" deep x 11/2" wide flanges and minimum 3/8" webs, 24" o.c. with 11/4" Type W drywall screws. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 15/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 11/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to Ijoists with 8d common nails 12" o.c.

STC and IIC tested with 40 oz carpet over 1/4" foam pad.

Approx. Ceiling Weight: Fire Test:

NRCC A-4440.1 (Revised), 6-24-97 NRCC B-3150.2, 6-30-00 (68 C & P) NRCC B-3150.2, 6-30-00

*Contact the manufacturer for more detailed information on proprietary products.

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED GA FILE NO. WP 3241 PROPRIETARY†

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER **INSULATION, WOOD STUDS** Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or

24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

50 to 54 STC

SOUND

Based on UL R3660-7,

8-18-87; UL R7094,

UL Design U311

10-24-90:

Estimated

11-12-87; UL R2717-61,

FIRE

Approx. Weight: 7 psf

Sound Test:

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with stude 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD American Gypsum Company 5/8" FIREBLOC TYPE C 5/8" ProRocтм Type C Gypsum Panels CertainTeed Gypsum, Inc. G-P Gypsum 5/8" ToughRock® Fireguard® C Lafarge North America Inc. 5/8" Firecheck® Type C National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD C™ PABCO Gypsum

Gypsum Wallboard 1/2" FLAME CURB® Super 'C'

†Contact the manufacturer for more detailed information on proprietary products.

RATED ASSEMBLIES REQUIRED BETWEEN MULTIPLE TENANTS

Temple-Inland Forest Products Corporation

F-C-1069

1. Floor/ceiling assembly:

- A.. Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
- B. Wood joist: Nom. 2" x 10" lumber joist. STRUCTURAL DISCLAIMER C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.

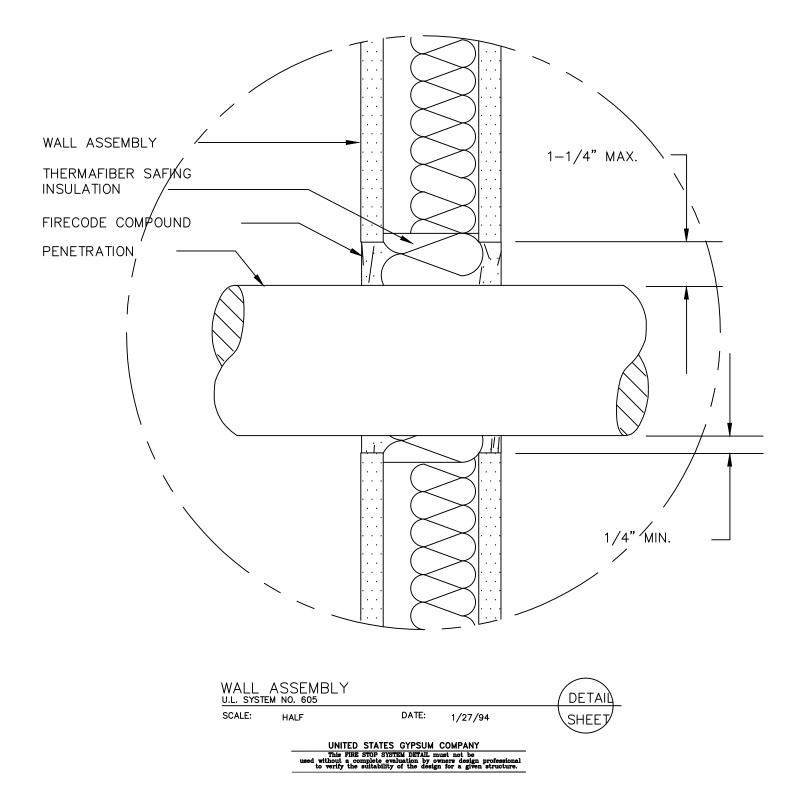
Section A-A

2. Metallic pipe:

- A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
- B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
- C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
- D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
- E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".

3. Forming and fire stop materials:

- A. Forming material (optional): Foam backer rod packed into opening as a permanent form. B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies.
- Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.





Option

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GENERAL INFORMATION

Option #1:

Continuous sheathed method (CS-G) R603.10.4:

24" wide braced wall panel 8' plate = 9' plate = 27" wide braced wall panel 30" wide braced wall panel 33" wide braced wall panel 10' plate = 36" wide braced wall panel

WALL CONSTRUCTION

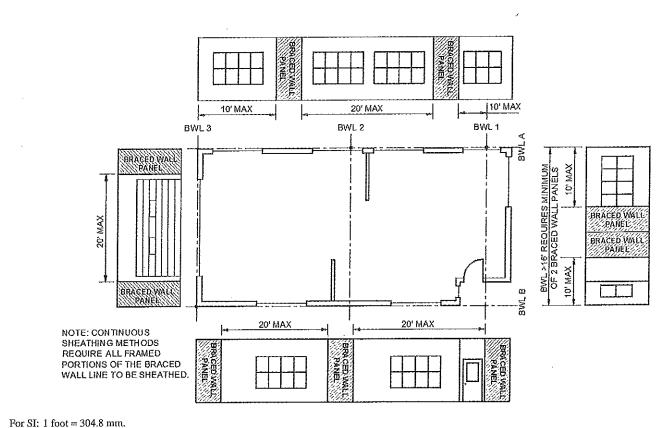


FIGURE R602.10.2.2

LOCATION OF BRACED WALL PANELS

Wall Bracing Simplified

<u> Option # 5</u>

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

16" wide braced wall panel 9' plate = 18" wide braced wall panel

• 11' plate= 22" wide braced wall panel • 12' plate = 24" wide braced wall panel

• 10' plate = 20" wide braced wall panel

*Special straps required per Figure R602.10.6.4 *Braced wall panels within 10' of corners and every 20' on wall length EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)-EXTENT OF HEADER WITH SINGLE PORTAL FRAME
ONE BRACED WALL PANEL) 2'-18' FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL BRACED WALL LINE

-CONTINUOUSLY SHEATHED,
WITH WOOD STRUCTURAL
PANELS MIN. 3"x111/1" NET HEADER STEEL HEADER PROHIBITED IF 1/2" SPACER IS USED, PLACE ON BACK-SIDE OF HEADER - MIN, LENGTH OF PANEL PER TABLE R602.10.5 OVER CONCRETE OR MASONRY BLOCK FOUNDATION WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST-OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SECTION

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JO

Wall Bracing Simplified

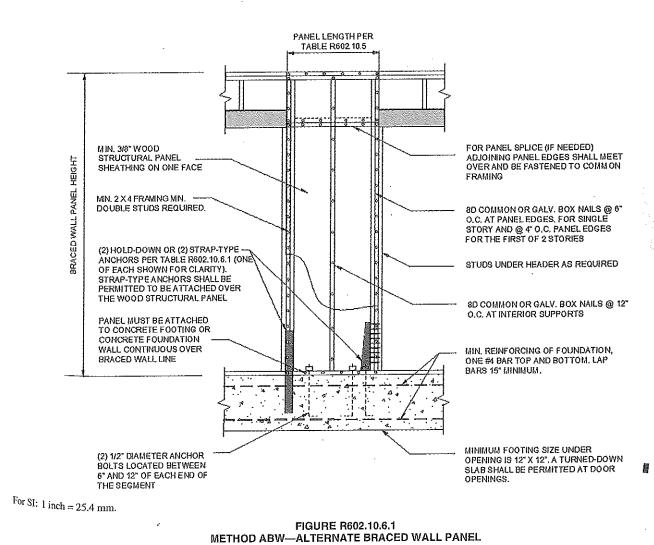
Option #2:

Alternate Braced Wall Panel (ABW) 602.10.6.1:

28" wide braced wall panel 8' plate = 32" wide braced wall panel

34" wide braced wall panel 10' plate = 12' plate = 42" wide braced wall panel

*Special straps required per Figure R602.10.6.1 *Braced wall panels within 10' of corners and every 20' on wall length



²⁰¹⁵ INTERNATIONAL RESIDENTIAL CODE®

Wall Bracing Simplified

Option #3:

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

•	8' plate =	16" wide braced wall panel
	9' plate =	16" wide braced wall panel
•	10' plate =	16" wide braced wall panel
•	11' plate=	18" wide braced wall panel
•	12' plate =	20" wide braced wall panel

Two story:

•	8′ plate =	24" wide braced wall panel
•	9′ plate =	24" wide braced wall panel
•	10' plate =	24" wide braced wall panel
0	11' plate=	27" wide braced wall panel
•	12' plate =	29" wide braced wall panel

*Special straps required per Figure R602.10.6.2 *Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION

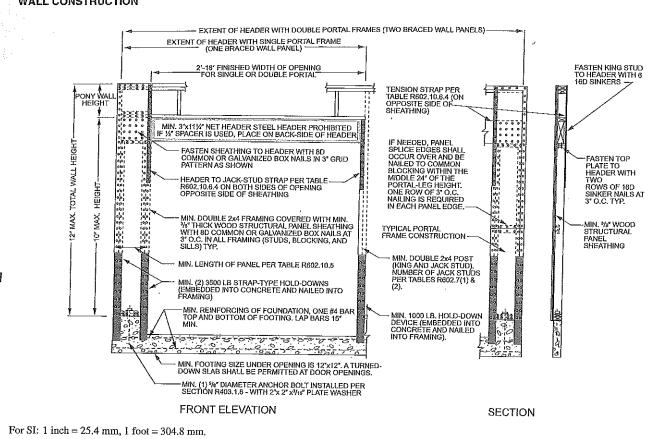


FIGURE R602.10.6.2 METHOD PFH---PORTAL FRAME WITH HOLD-DOWNS

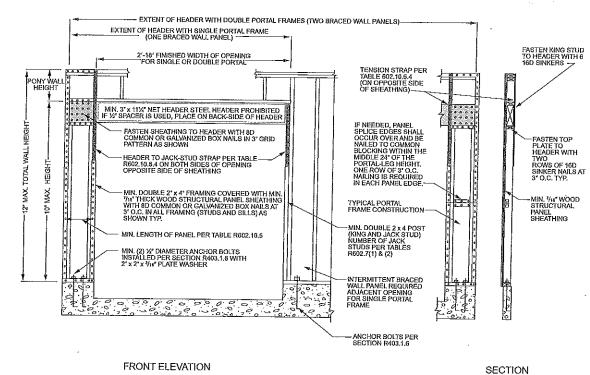
Wall Bracing Simplified

Option #4:

Portal Frame at Garage Opening (PFG), R602.10.6.3

8' plate = 24" wide braced wall panel • 9' plate = 27" wide braced wall panel 10' plate = 30" wide braced wall panel 33" wide braced wall panel 11' plate= • 12' plate = 36" wide braced wall panel

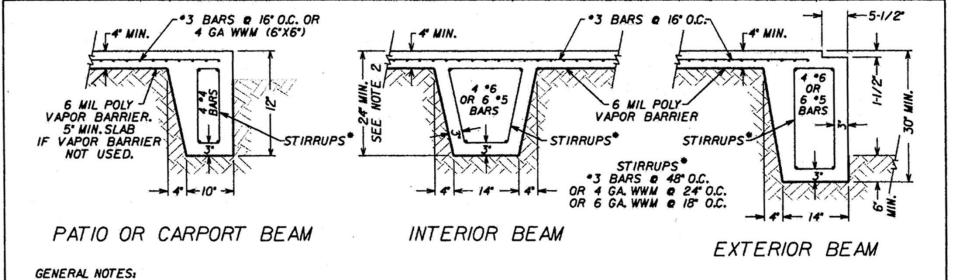
*Special straps required per Figure R602.10.6.3 *Braced wall panels within 10' of corners and every 20' on wall length



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3 METHOD PFG-PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

2015 INTERNATIONAL RESIDENTIAL COD



I. Exterior beam shall extend a minimum of 6 inches into undisturbed soil or fill which is compacted to 95% Standard Proctor (ASTM D 698) within (±) 2% of optimum moisture content. All fill material shall have a Plasticity Index (P.IJ between 5 and 18.

2. Interior beams that exceed 60 ft.in length must be a minimum of 30 inches deep. 3. Maximum beam spacing shall be 15 feet and shall be confinuous over the length or width of the foundation. 4. Steel to be set to clear bare earth minimum 3 Inches, wood or steel forms by I-I/2 Inches.

5. Minimum concrete specified compression strength shall be 3000 psi e 28 days. 6. Masonry fireplace footings shall be a minimum of 30 Inches deep with 2 mats of *5's @ 12 Inches on center both ways.

7. These minimum standards shall apply to all foundations. Exceptions:

A. Foundations for temporary buildings and permanent buildings not exceeding one story in height and 400 square feet in area.

9. Reinforcing steel shall be grade 60 (grade 40 allowed for stirrups only). All deformations shall meet ASTM A615.

B. Foundations designed by an Architect registered in the State of Texas or a civil/structural Engineer registered in the State of Texas and approved for use by the Building Official. 8. All foundations designed by an Architect or Engineer shall be installed as designed. Revisions and exceptions

must be submitted in writing by the Architect or Engineer and approved by the Building Official.

BAR MIN.LAP MIN.RADIUS SIZE INCHES OF BENDS *3 12* 15/16* *5 15° 1-9/16° *6 20° 2-1/4° *7 26° 2-5/8° *8 35° 3°

INTERIOR SLAB DROP

MINIMUM FOUNDATION STANDARDS

REV. C ~ OCTOBER 31, 2001 ~ SHEET 1 OF 1

BUILDING SERVICES DIVISION



(1) NMOL 0 MD Option

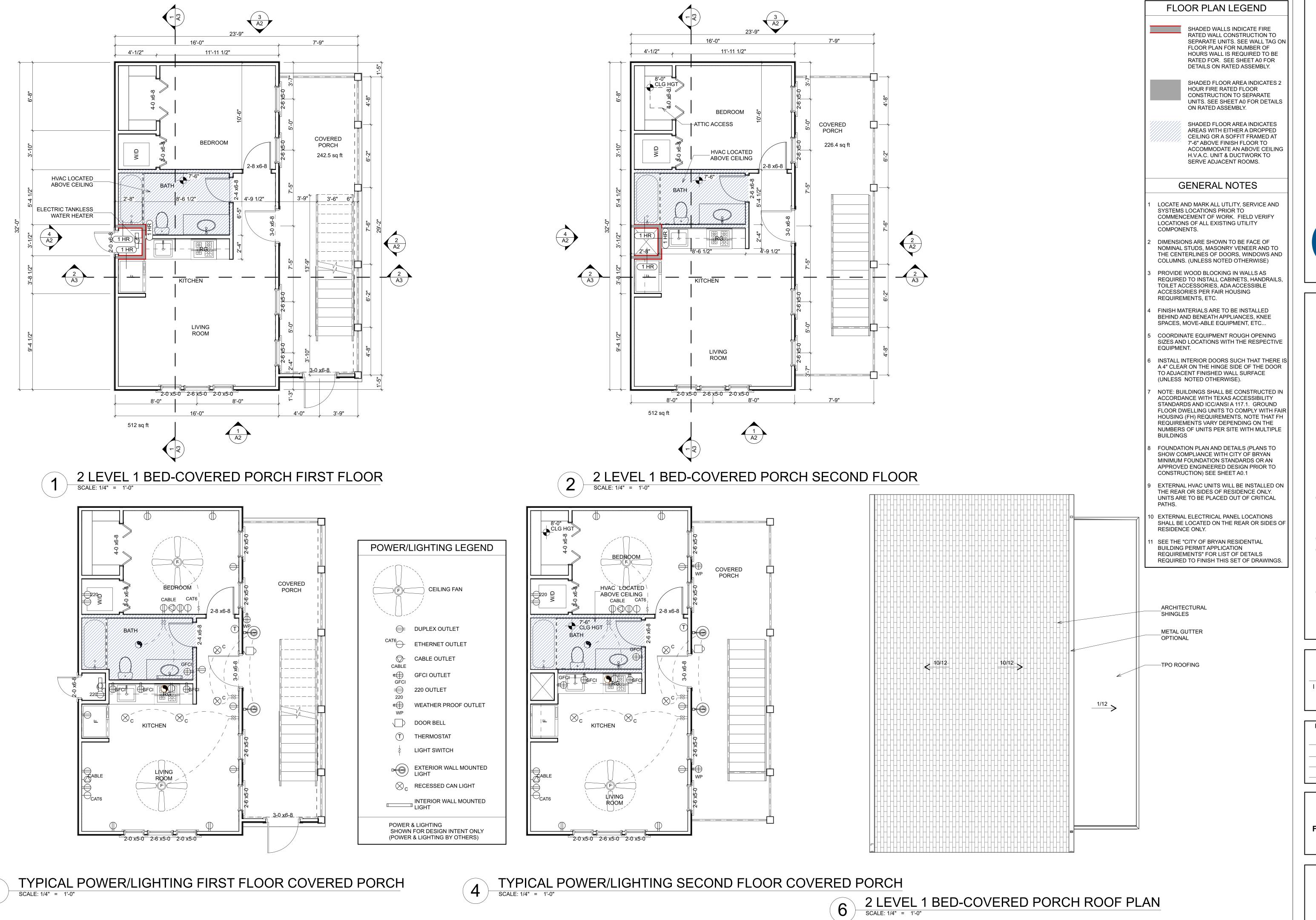
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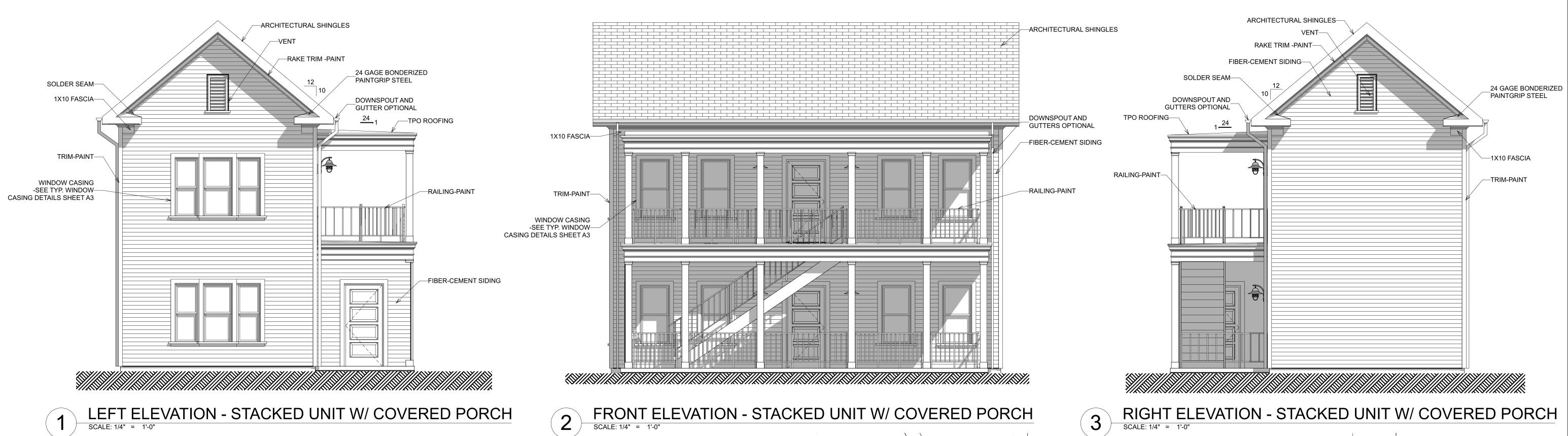
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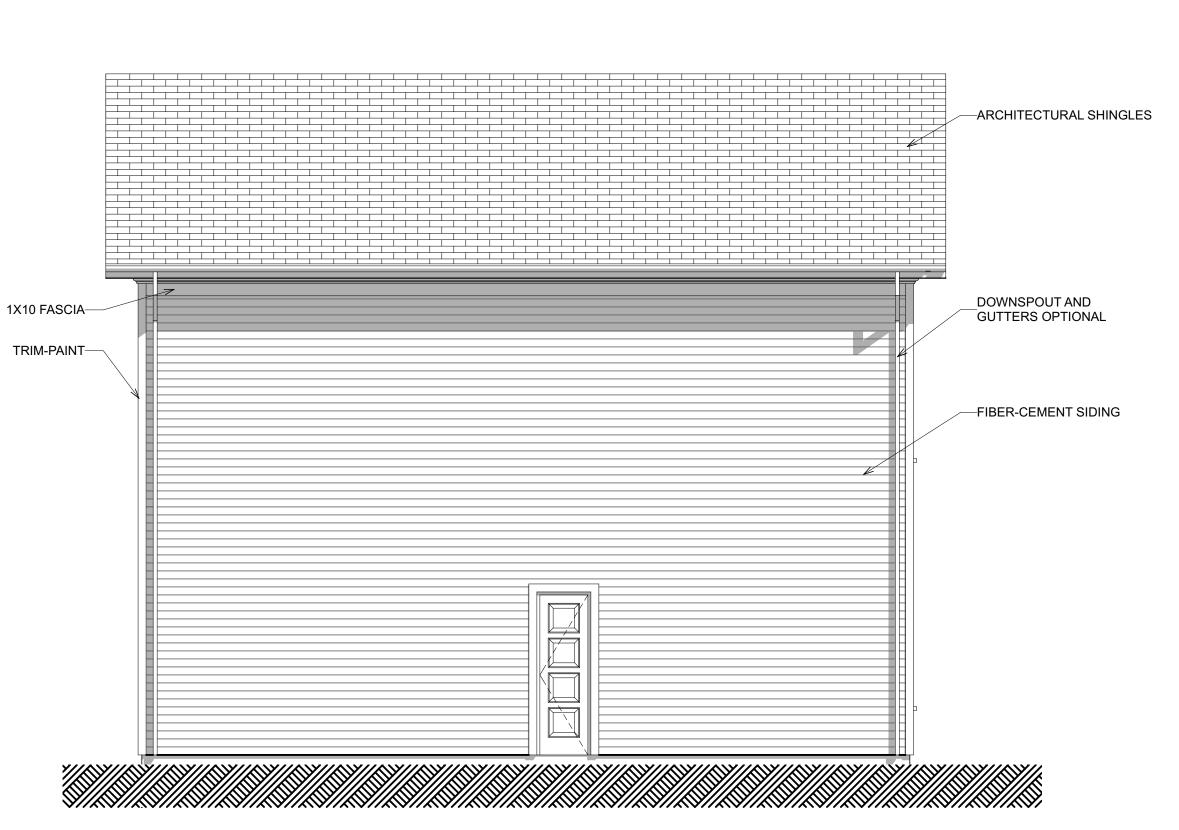
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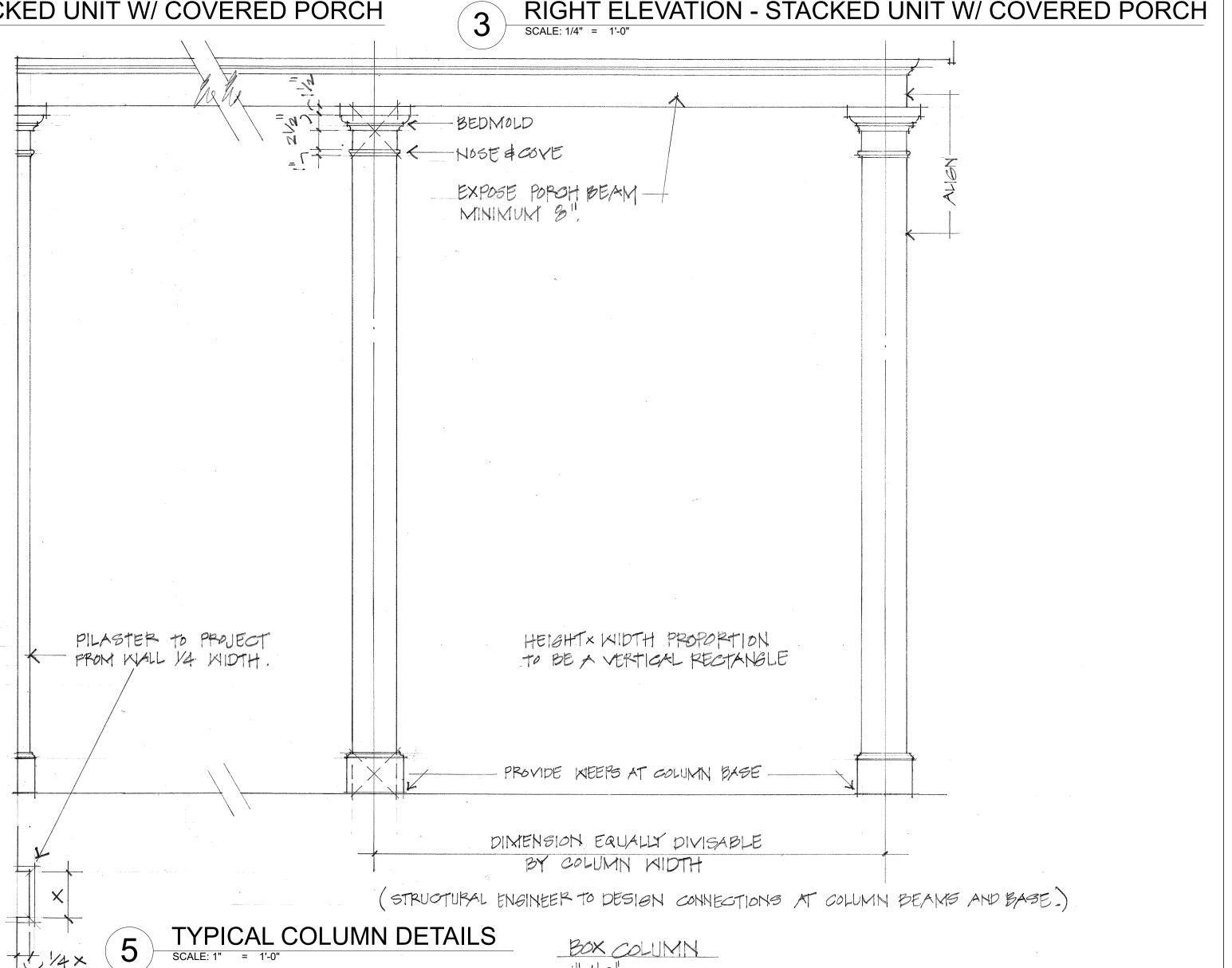
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NOTE: REFER TO ATTACHED SPECIFICATIONS SECTION 09900 EXTERIOR PAINTS AND COATINGS FOR ALL EXTERIOR FINISHES.









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MIDTOWN COTTAGE
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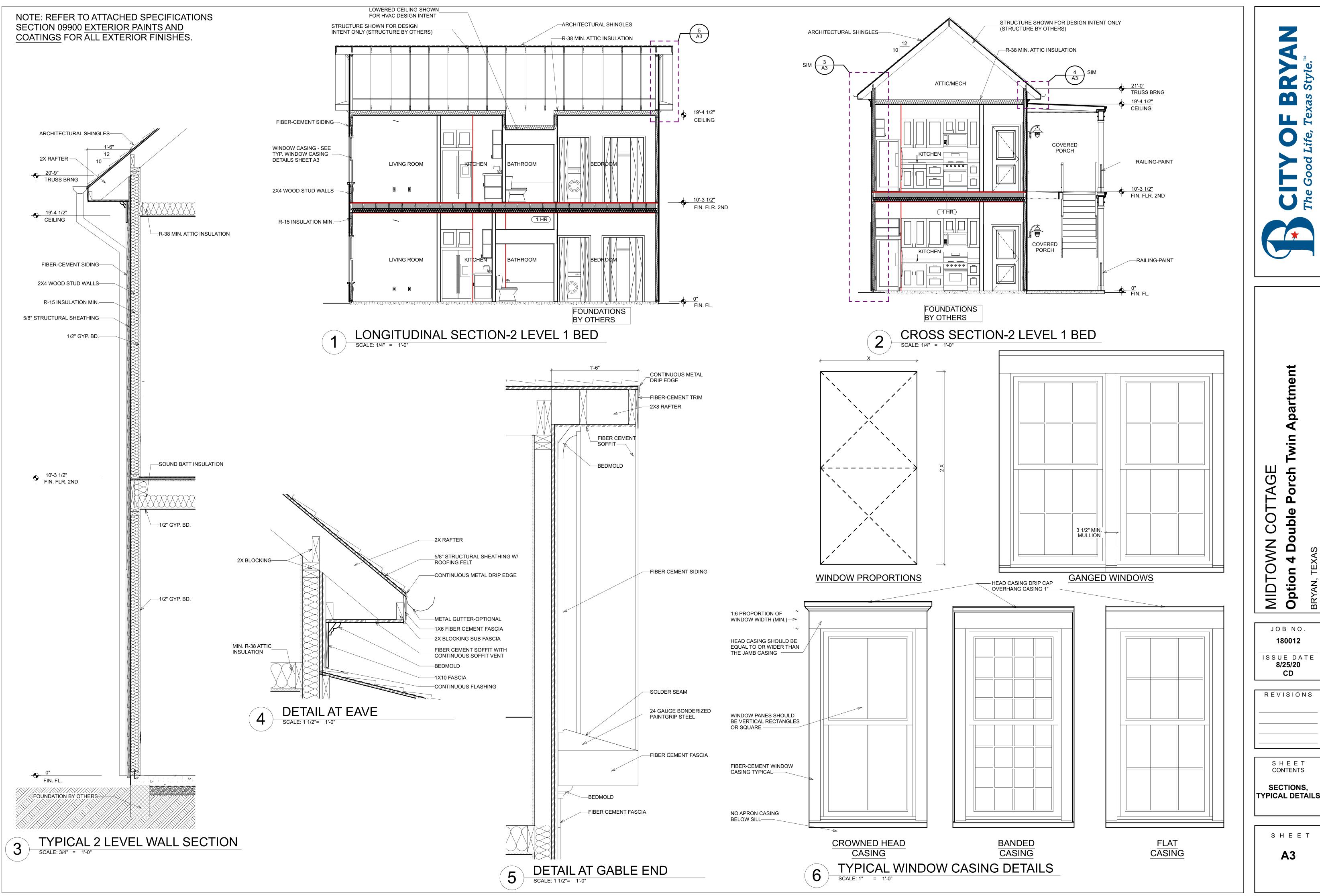
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